

Hearing Officer Transmittal Checklist

Hearing Date

07/19/2016

Agenda Item No.

13

Project Number: 03-382

Tentative Tract Map No. 060665
Highway Plan Amendment HR03-382
Plan Amendment No. LP03-382

Case(s):

Zone Change No. ZC03-382
Conditional Use Permit 200600014
Oak Tree Permit No. 200600007
Environmental Assessment Nos. IS03-382/200600014

Planner:

Steven Jones

- ☐ Project Summary
- ☐ Property Location Map
- ☐ Staff Analysis
- ☐ Draft Resolution / Draft Ordinance / 8.5x11 Map (ZC or PA)
- ☐ Draft Findings
- ☐ Draft Conditions + Other department letters of recommended conditions
- ☐ Previous CUP Conditions of Approval
- ☐ Burden of Proof Statement(s)
- ☐ Environmental Documentation (ND / MND / EIR)
- ☒ Correspondence
- ☐ Photographs
- ☐ Aerial Image(s)
- ☐ Land Use/Zoning Map
- ☐ Tentative Tract / Parcel Map
- ☐ Site Plan / Floor Plans / Elevations
- ☐ Exhibit Map
- ☐ Landscaping Plans
- ☒ Excerpt of Subdivision Committee report dated April 16, 2007
- ☒ Hearing Officer Memo

Reviewed By:





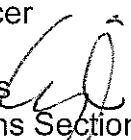
Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

July 7, 2016

TO: Hearing Officer
FROM: Steven Jones 
Land Divisions Section

SUBJECT: Project No. 03-382 – (5)
Tentative Tract Map No. TR060665
Highway Plan Amendment HR03-382
Plan Amendment No. LP03-382
Zone Change No. ZC03-382
Conditional Use Permit 200600014
Oak Tree Permit No. 200600007
Environmental Assessment No. IS03-382
Environmental Assessment No. 200600014
HO Meeting: July 19, 2016
Agenda Item: 13

Project No. 03-382 – (5) is an item to discuss denial due to inactivity of an application for a request to create 10 multi-family residence lots developed with 111 single-family residence detached condominium units, open space lots, oil well sites lots and facilities lots, to amend the Highway Plan to eliminate Del Valle Road and realign Hasley Canyon Road, to amend the Santa Clarita Valley Area Plan to change from HM (Hillside Management) to U1 (Urban – 1.1 to 3.3 dwelling units per acre), amend the Castaic CSD to change area-specific boundary from Hasley Canyon to Val Verde and remove significant ridgeline designation, a request to change from zone A-2-2 (Heavy Agricultural – 2 Acre Minimum Required Lot Area) to A-1-10,000 (Light Agricultural – 10,000 Square Feet Minimum Required Area), to authorize grading and development on property that contains area with natural slope of 25 percent or more in a hillside management area and under the 1990 Santa Clarita Valley Plan, and a request to authorize the removal of 27 oak trees, including one heritage oak. This project is located at Del Valle Road south of Hasley Canyon Road, Val Verde in the Newhall Zoned District.

The project was filed on December 18, 2003. Since the application was filed, staff of the County Department of Regional Planning ("staff") has asked the applicant for additional materials needed to proceed with the project. Two revisions to the project have been received. The project has received a total of 12 time extensions in the last 13 years. The correspondence dated April 16, 2007 requesting project revisions and additional information is attached.

The project was scheduled for denial on August 13, 2012. The item was taken of calendar prior to the public meeting and another time extension was granted.

Staff has not received the requested information or materials to enable further project evaluation. The applicant contacted staff and scheduled an appointment on July 13, 2016 to file revisions to the map.

Staff recommends the item be continued to August 2, 2016.

If you need further information, please contact Steven Jones at (213) 974-6433 or sdjones@planning.lacounty.gov. Department office hours are Monday through Thursday from 7:00 a.m. to 6:00 p.m. The Department is closed on Fridays.

SUGGESTED MOTION:

I, THE HEARING OFFICER, MOVE THAT TENTATIVE TRACT MAP TR060665, HIGHWAY REALIGNMENT 03-382, PLAN AMENDMENT LP03-382, ZONE CHANGE ZC03-382, CONDITIONAL USE PERMIT 200600014 AND OAK TREE PERMIT 200600007, BE CONTINUED TO AUGUST 2, 2016.

KKS:SDJ



April 18, 2016

Los Angeles County Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

PALMER INVESTMENTS DEL VALLE LAND COMPANY LLC
233 WILSHIRE BOULEVARD SUITE 800
SANTA MONICA CA 90401

SUBJECT: PUBLIC MEETING NOTICE: DENIAL DUE TO INACTIVITY
Project: 03-382 – (5)
Case: TENTATIVE TRACT MAP NO. 060665
PLAN AMENDMENT NO. 03-382
ZONE CHANGE NO. 03-382
HIGHWAY REALIGNMENT NO. 03-382
CONDITIONAL USE PERMIT NO. T200600014
OAK TREE PERMIT NO. T200600007
ENVIRONMENTAL ASSESSMENT NO. T200600014

Dear Agent/Applicant:

A review of our records shows that a request to develop three multi-family lots with a total of 111 units was filed with the Los Angeles County Department of Regional Planning on December 18, 2003. The Los Angeles County Subdivision Committee last met on April 16, 2007 to discuss the subject project. No subdivision committee activity has occurred on the project since that time. The FINAL time extension expired on August 21, 2014.

Pursuant to Los Angeles County Code Sections 21.16.060 21.40.110, related to inactivity, failure to submit required application materials, and lack of information, the project identified above **will be scheduled for denial** before a Los Angeles County Hearing Officer on July 19, 2016, without further notification.

For questions or for additional information, please contact Steven Jones of the Land Divisions Section at (213) 974-6433, or by email at sdjones@planning.lacounty.gov. Our office hours are Monday through Thursday, 7:30 a.m. to 5:30 p.m. We are closed on Fridays.

Sincerely,
DEPARTMENT OF REGIONAL PLANNING
Richard J. Bruckner

Steven Jones, AICP
Principal Regional Planning Assistant
Land Divisions Section

Enclosures: Subdivision Committee Report, April 16, 2007

c: Land Design, Inc. Consultants, 225 S Lake Avenue, Suite 600, Pasadena, CA 91101

CC.012914

From: [Matthew Benveniste](#)
To: [Kim Szalay](#)
Cc: [Steven Jones](#); huntwilliams2002@yahoo.com
Subject: FW: TR60665,TR060257, TR062000
Date: Monday, June 27, 2016 1:24:53 PM

FYI

matt

From: Matthew Benveniste
Sent: Monday, June 27, 2016 12:57 PM
To: 'Hunt Williams' <huntwilliams2002@yahoo.com>
Subject: RE: TR60665,TR060257, TR062000

Amy

I'll be there with all 3. Only 60665 requires \$\$.

matt

From: Hunt Williams [<mailto:huntwilliams2002@yahoo.com>]
Sent: Monday, June 27, 2016 12:51 PM
To: Matthew Benveniste <mbenveniste@sikand.com>; Ron Horn <rhorn@sikand.com>
Subject: Fw: TR60665,TR060257, TR062000

----- Forwarded Message -----

From: Amy Doyle <ADoyle@planning.lacounty.gov>
To: "huntwilliams2002@yahoo.com" <huntwilliams2002@yahoo.com>
Cc: Steven Jones <sdjones@planning.lacounty.gov>; Kim Szalay <kszalay@planning.lacounty.gov>; Tyler Montgomery <tmontgomery@planning.lacounty.gov>
Sent: Monday, June 27, 2016 12:38 PM
Subject: TR60665,TR060257, TR062000

Good Morning Mr. Williams,

This email confirms the appointment for the above mentioned project revisions for July 13th, 2016 at 11:00 am.

Amy Doyle
Land Divisions Section
Department of Regional Planning
(213) 974-6433
adoyle@planning.lacounty.gov

From: [Steven Jones](#)
To: [Matthew Benveniste](#)
Subject: Re: TT 60665
Date: Tuesday, June 14, 2016 10:59:20 AM

It's an accounting issue. You'd have to ask them, however, since it's not due, I'd forget about it. Could have something to do with the migration into the new permit tracking system.

From: Matthew Benveniste <mbenveniste@sikand.com>
Sent: Tuesday, June 14, 2016 9:19:54 AM
To: Steven Jones
Subject: TT 60665

Steven

Do you know where the \$12,484 number came from originally? Was it work done by staff or? My boss is asking. Let me know what find out if you can. Thanks

matt



Los Angeles County
Department of Regional Planning

Director of Planning Bruce W. McClendon, FAICP

320 West Temple St, Los Angeles, 90012 (213) 974-6433 Fax: (213) 626-0434 <http://planning.lacounty.gov>



SUBDIVISION COMMITTEE MEETING REPORT

Planner: Ramon Cordova E-mail: rcordova@planning.lacounty.gov
Subdivision Committee Date: April 16, 2007 Map Date: February 7, 2007
Tract Map No: 060665 Project No: 03-382
Zoned District: Newhall Community: Castaic/Val Verde/Hasley
Supervisory District: Fifth APN No.: _____
Map Stage: ☒ Tentative ☐ Initial ☒ 2nd Revision Received ☐ Amendment ☐ Revised

Proposal: TR 060665: To create three condominium lots with a total of 111 units on 134.75 gross acres;
LPA 03-382: To amend Santa Clarita Valley Plan from HM to U1;
ZC 03-382: To change zoning from A-2-2 to A-1-10,000, and amend Castaic CSD to change area-specific boundary from Hasley Canyon to Val Verde and remove significant Ridgeline designation;
CUP 03-382: To allow development within Hillside Management area and project grading exceeding 100,000 cubic yards and
OAK 03-382: To remove 27 oaks (including one heritage).

Location: Southerly of Hasley Canyon Road and west of Del Valle Road.

- ☐ This application is deemed complete.
- ☐ This application is deemed incomplete. This application shall be deemed complete upon the submission and satisfactory review of the requested information and clearance of the holds in this report.
- ☒ This application is recommended for denial. Subdivision design, Plan

TIME EXTENSION 1 Year

HOLDS:

- | | | | |
|---|---|---|--|
| <input type="checkbox"/> Drainage Concept | <input type="checkbox"/> Geologic Report | <input type="checkbox"/> Soils Report | <input type="checkbox"/> Sewer Area Study |
| <input type="checkbox"/> Traffic Study | <input type="checkbox"/> Fire Dept. | <input type="checkbox"/> Parks & Recreation | <input type="checkbox"/> Health Services |
| <input checked="" type="checkbox"/> Environmental | <input type="checkbox"/> General Plan | <input type="checkbox"/> Revised Slope Map | <input type="checkbox"/> Specific Plan |
| <input checked="" type="checkbox"/> Zone Change | <input checked="" type="checkbox"/> CUP | <input type="checkbox"/> Oak Tree Permit | <input type="checkbox"/> CSD |
| <input type="checkbox"/> Proof of Legal Access | <input checked="" type="checkbox"/> Revised Tentative Map | <input checked="" type="checkbox"/> Revised Exhibit Map | <input type="checkbox"/> Revised Application |
| <input type="checkbox"/> Other: | <input type="checkbox"/> Other: | | |

- ☐ Reschedule for Subdivision Committee ☐ Schedule for Subdivision Committee Reports

- ☒ Resubmit 35 folded copies of the Tentative and Exhibit Maps and a **cover letter** outlining all changes made to the map.

ENVIRONMENTAL REVIEW (213) 974-6461

- ☒ **HOLD**
- ☐ Categorical Exemption
- ☐ Negative Declaration
- ☒ Pending Draft EIR + Agency review

Planner: _____

☐ Pending Initial Study review

☐ Mitigated Negative Declaration

GENERAL PLAN

- ☐ **HOLD**
- Land Use Category (Land Use Element)
- Countywide General Plan: _____

Community or Specific Plan:

N2 (Non-Urban 2 – 0.3 to 1 du per gross acre)

- | | | |
|--|--|---|
| <input type="checkbox"/> Altadena Community Plan | <input type="checkbox"/> Antelope Valley Area Plan | <input type="checkbox"/> Catalina Island Land Use Plan |
| <input type="checkbox"/> East Los Angeles Community Plan | <input type="checkbox"/> Hacienda Heights Community Plan | <input type="checkbox"/> Marina Del Rey Land Use Plan |
| <input type="checkbox"/> Rowland Heights Community Plan | <input checked="" type="checkbox"/> Santa Clarita Valley Area Plan | <input type="checkbox"/> Santa Monica Mtns. North Area Plan |
| <input type="checkbox"/> W. Athens - Westmont Community Plan | <input type="checkbox"/> Walnut Park Neighborhood Plan | <input type="checkbox"/> |

Maximum Density (not automatic): To Be Determined Proposed Density: 111 DU

Plan Highways: Hasley Canyon Road and Del Valle Road

- ☐ Significant Ecological Area (Conservation and Open Space Element). CUP and SEATAC review required.

SEA:

Burden of Proof: ☐ Satisfactory. ☐ Additional information required: _____

- ☒ Hillside Project (Land Use Element)

☐ Urban ☒ Non-Urban 70 % Open Space Requirement

☐ Submit a revised slope map and revised calculations

0-24.99% slope: _____ 25-49.99% slope: _____ 50% slope: _____

Low Density Threshold: _____ Midpoint Threshold: _____ Maximum Density: _____

Proposed Density: _____

Hillside CUP: ☒ Required ☐ Not required ☐ Not required: Building restriction on slopes > 25%

Proposed Open Space: _____ Public parks _____ Private parks _____ Private yards _____
Landscaped areas, slopes, walkways _____ Undisturbed natural areas _____

Burden of Proof: ☐ Satisfactory. ☐ Additional information required: _____

- ☐ Infill Project (Land Use Element): Request increase by _____ land use category(ies).

Surrounding land use category: _____ Surrounding density: _____

Burden of Proof: ☐ Satisfactory. ☐ Additional information required: _____

- ☒ Plan Amendment: **W to N2; HM, M and W to U1**

Burden of Proof: ☐ Satisfactory. ☐ Additional information required: _____

The proposed plan amendment must be recommended to the Board of Supervisors by the Regional Planning Commission prior to or concurrent with tentative map approval.

General Plan consistency determination: ☒ Pending ☐ Consistent ☐ Inconsistent

- ☒ **HOLD: Plan Amendment- Revise Burden of Proof. Staff may not support Plan Amendment as actual property may not be appropriate for U1-level development.**

☐

ZONING

- ☒ **HOLD** Zone Change/CSD Amendment; CUP; Oak Tree Permit

Current Zoning: **A-2-2 (Heavy Agricultural-Two Acre Minimum Required Lot Area)**

- ☒ Zone Change Proposed Zoning: A-1-10,000 (Light Agricultural – 10,000 Sq Ft Req Lt Area)

Surrounding zoning: M, W, HM Surrounding land uses: _____

Burden of Proof: ☐ Satisfactory. ☐ Additional information required: _____

The proposed zone change must be recommended to the Board of Supervisors by the Regional Planning Commission prior to or concurrent with tentative map approval.

- ☒ Conditional use Permit: **200600014: Hillside Management and Project Grading**

☒ Submit a revised Exhibit A (35 copies) showing: No "unit" lines

Burden of Proof: ☐ Satisfactory. ☐ Additional information required: _____

☐

- ☒ Oak Tree Permit: 200600007 Proposed removals: 27 Proposed encroachments: 0

☒ Sent Oak Tree Report to Forester on: 3-6-06 (updated report dated 1-16-06)
Burden of Proof: ☐ Satisfactory. ☒ Additional information required: Revise tentative map to depict oak trees

- ☒ Community Standards District: Castaic Area
- ☒ Any zoning violations discovered on the property may affect the scheduling of a public hearing pursuant to the "Clean Hands" provisions of the County Code in Section 22.04.110.

☐

IMPROVEMENTS

- ☐ **HOLD** _____
- ☐ Section 21.32.040: 20-acre parcels; No improvements required.
- ☐ Section 21.32.040: 10-acre parcels & A-1, A-2, D-2 Zones; No improvements required except for road grading on sloping terrain (unless all lots abutting the road are zoned for a 10-acre minimum lot size).
- ☐ Section 21.32.050: Minor land division; No improvements required since the existing systems and improvements adequately serve the subdivision and adjacent developed parcels.
- ☐ Section 21.32.060: Minor land division; No improvements required since all lots are ≥ 5 acres and the zoning is agricultural, residential, or desert/mountain.
- ☐ Section 21.32.080: No street improvements required except grading since all lots are ≥ 2.5 acres, at least 75% of the property has a slope $\leq 3\%$, and the property is in a non-urban category and single-family residential, agricultural, or desert/mountain zone.
- ☐ Section 21.32.060: The following note shall be placed all parcels maps with ≥ 5 acre lot sizes: " Further division of this property below 5 acres will require standard improvements to be completed as a condition of approval. The improvements will include but not be limited to providing access, installation of water mains, appurtenances and fire hydrants, conformance to standard Los Angeles County development standards."

☐

ACCESS

- ☐ **HOLD** _____
- Primary access is: Hasley Cyn Rd & Del Valle Rd Secondary _____
- ☐ Section 21.40.120: Provide proof of legal access prior to tentative map approval and delineate on final map.
- ☐ Provide proof of off-site access prior to tentative map approval and delineate on final map.
- ☐ Provide a minimum _____ feet of paved access to the satisfaction of Regional Planning.
- ☐ Tract/Parcel Map _____ must record first.
- ☒ A private driveway/ingress-egress easement is to be provided in lieu of required street access.
- ☐ Section 21.24.020: Single Means of Access
- ☐ Pavement width shall be ≥ 20 feet.
- ☐ Access shall serve a maximum of 150 dwelling units unless a second means of access is provided to the satisfaction of Regional Planning and the Fire Department (Not in High Fire Hazard Zone).
- ☐ Access shall serve a maximum of 75 dwelling units unless a second means of access is provided to the satisfaction of Regional Planning and the Fire Department (High Fire Hazard Zone).
- ☐ Access shall serve a maximum of 300 dwelling units where the restriction to a single means of access shall be removed through future development.
- ☐ If pavement width on the single means of access is < 36 feet and will not to be widened to ≥ 36 feet as part of the subdivision, the permitted number of dwelling units shall be reduced by:
- ☐ 25% if pavement width is ≥ 28 feet. ☐ 50% if pavement is < 28 feet.
- ☐ Access may serve a maximum of 600 dwelling units if pavement width on the single means of access is ≥ 64 feet and the restriction to a single means of access will be removed through future development.
- ☒ Section 21.24.030: Fire department denial of cul-de-sac design or single means of access due to location in high fire hazard area and hindrance to public evacuation and fire-fighting and emergency equipment.
- ☐ Section 21.24.040: Modification to access requirement requested. ☐ Granted. ☐ Not granted.
- ☐ Provide tap street(s) to: _____

☐

STREETS

- ☐ **HOLD**
- ☒ Section 21.28.080: Show the following street(s) as dedicated street(s) on the final map:
Hasley Canyon Road and Del Valle Road
- Sections 21.24.120 and 21.24.060: Private and future streets.
- ☐ Show the following street(s) as private & future streets on the final map:
- ☐ Dedicate an easement to public utilities and the public for ingress and egress over the future street(s).
- ☐ Dedicate _____ feet additional future street right-of-way on: _____
- ☐ Provide for the ownership of the private and future streets:
- ☐ Show lot lines to the centerline of the private and future streets.
- ☐ Show the following streets as lots on the final map.
- ☐ Provide for the maintenance of the private and future streets by a:
- ☐ Homeowners Association. Submit a copy of the CC&Rs to Planning prior to final map approval. **OR**
- ☐ Maintenance Agreement. Submit a copy to Planning prior to final map approval.
- ☐ Section 21.24.090: Right-of-way modification requested.
- ☐ Granted. Required width of _____ feet from centerline granted to permit _____ feet from centerline, but in no case shall the minimum right-of-way be < 40 feet, except for alleys.
- ☐ Not granted.
- ☒ Section 21.24.090: Alternate cross section requested. – **To Be Determined**
- ☐ Granted.
- ☐ Not granted because it would not be in keeping with the design of adjoining highways or streets.
- ☐ Section 21.24.100: Street grade is > 6%. Modification is requested.
- ☐ Modification granted for street grade to be > 6% but ≤ 10% on portions of the following streets, with final determinations made by DPW. _____
- ☐ Street grade modification granted to be > 10%, but not > _____ % on portions of the following streets, with final determinations made by DPW. _____
- ☐ Section 21.24.150: For property abutting a major or secondary highway:
- ☐ Service road or local street is required.
- ☐ Alley is required instead of a service road or local street.
- ☐ Service road, local street, and alley requirement is waived.
- ☐ Section 21.24.160: Alley is required for multiple residential use, commercial use or _____
- ☐ Section 21.24.180. Turnarounds.
- ☐ Required at intermediate points on cul-de-sacs > 700 feet in length.
- ☐ Required on local streets where the distance between intersections is > 2,000 feet.
- ☐ Required at the end of stub or dead-end streets
- ☒ Section 21.24.190: Cul-de-sacs.
- ☐ Maximum of 500 feet in length for industrial or commercial uses.
- ☐ Maximum of 700 feet in length for residential uses with a density > 4 dwelling units per acre.
- ☒ Maximum of 1,000 feet in length for residential uses with a density ≤ 4 dwelling units per acre.
- ☐ Maximum cul-de-sac length: _____
- ☐ Section 21.24.040: Modification to cul-de-sac requirements requested.
- ☐ Granted. Modify length to: _____ ☐ Not granted.
- ☐ Section 21.24.210: Transverse pedestrian way with a grade ≤ 30% required through middle of each block > 700 feet in length.
- ☐ Section 21.24.220: Dedication required for fire protection access easement ≥ 15 feet width from the public highway to the boundary of the subdivision.
- ☐ Section 21.24.230: Collector streets required on all section lines and quarter-section lines in the Antelope Valley, except on lines designated as highways on the Highway Plan.
- ☐ Section 21.24.400: Street improvement required for existing road with insufficient improvements.
- ☐ Section 21.24.400: Reconstruction of existing street improvements required to connect to existing dead-end or cul-de-sac street in which a turnaround is installed.
- ☐ Section 21.32.080: Rural street section & inverted shoulder allowed since all lots are ≥ 20,000 ft² and curbs and gutters are not necessary for drainage purposes or to maintain the existing neighborhood pattern.
- ☐ Section 21.32.150: Waive street lights since lots are ≥ 40,000 sq ft. _____

- ☐ Section 21.32.160: Street tree planting required.
- ☐ Section 21.32.180: Sidewalks ≥ 4 feet wide required on both sides of entrance, collector, loop, interior and cul-de-sac streets, along one side of service roads adjacent to abutting lots, and along highways.
- ☐ Section 21.32.190: Waive sidewalks since lots are $\geq 15,000$ sq ft. _____
- ☐ Section 21.32.200: Pay major thoroughfare and bridge fees: _____
- ☐ Section 21.32.400: Pay drainage facilities fees: _____
- ☐ Prepare a feasibility study to Public Works' satisfaction for: _____
- ☐ Dedicate/offer vehicular access rights on: _____
- ☐ Dedicate/offer complete access rights + construct a wall ☐ D-65 ☐ Slough on: _____
- ☐ Homeowners Association to maintain parkway. Submit a copy of the CC&Rs to Regional Planning.

DRIVEWAYS

- ☐ **HOLD**
- ☒ Show the driveway system and paving widths on the tentative map.
- ☒ Construct or bond with Public Works for driveway paving as shown on the tentative map.
- ☒ Label the driveway as "Private Driveway Fire Lane" on the final map.
- ☒ Post the driveway with "No Parking Fire Lane" signs and provide for continued enforcement. Submit a copy of the CC&Rs or maintenance agreement to Regional Planning prior to final map approval.
- ☒ Provide for maintenance of the common driveway by a:
- ☒ Homeowners Association.
 - ☐ Maintenance Agreement.
 - ☐ Other: _____
- ☐ Provide reciprocal easements over _____
- ☐ Show lot lines to the _____
- ☒ Show as lot(s) on final map.
- ☐ _____

LOT/BUILDING DESIGN

- ☒ **HOLD**
- ☒ Section 22.52.043: 50 ft minimum average lot width. _____
- ☐ Section 22.52.040: 60 ft minimum average lot width since required area is ≥ 7000 sq ft & located in Lancaster District 31 or Palmdale District 54. _____
- ☒ Section 21.24.300: Provide street frontage \geq average lot width. _____
- ☐ Section 21.24.300: Provide at least 40 feet street frontage on all cul-de-sacs and knuckles. _____
- ☐ Section 21.24.040: Modification to frontage requirements requested. ☐ Granted. ☐ Not granted.
- ☐ Section 21.24.320: Eliminate the flag lots: _____
- ☒ Section 21.24.320: Flag lots shall have paved fee access strips of at least 15 feet in width on single access strips, 20 feet on dual access strips, and 24 feet on three or more access trips. 20% maximum grade.
- Section 21.24.260: Reduced lot area and/or width requested for hillside development.
- ☐ Granted. Maximum 43% of the lots may have $<$ the required area if all lots meet the following:
 - ☐ If zoning $< 10,000$ ft²: Minimum lot area: 7000 sq ft. Minimum average width: 60 feet.
 - ☐ If $10,000$ ft² $< 15,000$ ft²: Minimum area: 70% of required area. Minimum average width: 60 feet.
 - ☐ If $15,000$ ft² $< 30,000$ ft²: Minimum area: 70% of required area. Minimum average width: 80 feet.
 - ☐ If $\geq 30,000$ ft²: Minimum area 65% of required area. Minimum average width: 100 feet.
 - ☐ Not granted.
- ☐ Section 21.24.310. Eliminate the acute angle point on lots: _____
- ☒ Permission is granted to adjust lot lines to Regional Planning satisfaction. **Correct Note 14**
- ☒ Provide evidence that each lot meets zoning requirements. _____
- ☐ Show the setbacks on the tentative map. _____
- ☐ Setback modification requested.
- ☐ Granted. _____ yard setback is modified to: _____

- ☐ Not granted.
- ☒ Existing structure(s) shown on lot(s) 1,2 & 3 to remain. Their continued existence at the present location is in conformance with the requirements of the Zoning Ordinance.
- ☐ Existing structure(s) shown on lot(s) _____ to be removed. Place a note on the final map and submit a copy of the demolition permit(s) prior to final map approval.
- ☐ _____

OPEN SPACE

- ☒ **HOLD**
- ☒ Dedicate construction rights. _____
- ☒ Provide for ownership and maintenance by a:
- ☒ Homeowners Association. Submit a copy of the CC&Rs to Planning prior to final map approval. **OR**
- ☒ Other: Landscape Maintenance District/Public Agency
- ☒ Permission is granted to create additional open space lots to the satisfaction of Regional Planning.
- ☒ Number as lots on the final map.
- ☒ Provide a minimum of 15 feet of access to each lot. _____
- ☐ _____

DEDICATIONS

- ☐ Section 21.28.080: Dedicate easements for: _____
- ☐ Section 21.28.090: Dedicate sewer or storm drain easements and delineate on the map.
- ☐ Section 21.28.100: Dedicate right-of-way for required drainage channel.
- ☐ Section 21.28.110: Subdivision traverses major watercourse, channel, or stream. Dedicate right-of-way for storm drainage purposes.
- ☐ Dedicate secondary residential construction rights over lots having twice the required area. _____

PARKS

- ☒ **HOLD**
- ☐ Section 21.24.340: Park space obligation.
- ☐ Sections 21.24.350 and 21.28.120: Local park sites.
- ☐ Section 21.28.130: Private parks.
- ☒ Section 21.28.140: Park fees.
- ☒ Trail requirements. 12 foot wide trail along north of Del Valle as required by SCVTAC

OTHER REQUIREMENTS/COMMENTS

- ☐ **HOLD** _____
- ☒ Meet requirements of the zone, Subdivision Ordinance CUP, OTP, CSD
- ☐ Withdraw and cancel tract/parcel map _____
- ☒ Section 21.38.010 through 21.38.080: Vesting tentative map.
- ☐ Property line returns.
- ☐ Final parcel map waiver requested. ☐ Granted. ☐ Not granted.
- ☒ California Department of Fish and Game impacts. The project: **TBD**
- ☐ Is *de minimus* in its impact on fish and wildlife. A \$25 processing fee is necessary for the filing and processing of a Notice of Determination in compliance with Public Resources Code Section 21152.
- ☐ Is not *de minimus* in its impact on fish and wildlife. A fee of _____ to the California Department of Fish and Game is necessary pursuant to Section 711.4 of the Fish and Game Code.
- ☒ Submit Affidavit of Acceptance subsequent to conditional use permit approval.
- ☒ Pay Conditional Use Permit Inspection Fees subsequent to conditional use permit approval. _____
- ☒ Chapter 22.72: Pay library impact fee prior to issuance of building permits. _____

- ☒ Pay Oak Tree Mitigation and Inspection Fees subsequent to oak tree permit approval.
- ☒ Pay Mitigation Monitoring Program Fee subsequent to project approval. _____
- ☒ Provide slope planting and an irrigation system as required in the grading ordinance.
- ☒ Section 21.32.195: Plant one tree in the front yard for each residential lot.
- ☐ The design of the subdivision provides for future passive or natural heating or cooling opportunities.
- ☐ The site does not contain or front on a public waterway, river, stream, coastline, shoreline, lake, reservoir.
- ☐ _____

RESIDENTIAL PLANNED DEVELOPMENT N/A

- ☐ HOLD _____
- ☐ Waive the requirement for street frontage. _____
- ☐ Conform to the minimum average lot width requirement approved by the CUP. _____
- ☐ Conform to the minimum street frontage requirement approved by the CUP. _____
- ☐ Conform to the lot area requirements approved by the CUP. _____
- ☐ Provide for the maintenance of the common areas by the Homeowners Association (HOA).
- ☐ Provide an adequate lighting system along all walkways. Provide for maintenance by the HOA.
- ☐ Dedicate construction rights over the common lots. _____

LEASE PROJECTS/LOTS N/A

- ☐ HOLD _____
- ☐ This project is approved as a lease project for _____ residential/commercial buildings.
- ☐ Section 21.24.370: Modifications to access, highway, and street requirements granted.
- ☐ Place a note on the final map that lot _____ is a lease project for _____
- ☐ Place "DIVISION OF LAND FOR PURPOSES OF LEASE ONLY" in letters of $\geq \frac{1}{4}$ " in height on the final map.
- ☐ Record separate final maps.
- ☐ _____

MOBILEHOME SUBDIVISIONS N/A

- ☐ HOLD _____
- ☐ This project is approved as a mobilehome project for _____ mobilehomes.
- ☐ Section 21.24.370: Modifications to access, highway, and street requirements granted.
- ☐ Place a note on the final map that lot _____ is a mobilehome project for _____
- ☐ Place "DIVISION OF LAND FOR MOBILEHOME PURPOSES ONLY" in letters $\geq \frac{1}{4}$ " in height on final map.
- ☐ _____

STANDARD CONDOMINIUM CONDITIONS

- ☒ HOLD Revise Tentative and Exhibit "A" maps
- ☒ New Condominiums ☐ Condominium Conversion
- ☒ Section 21.16.015: Depict condominium footprints and driveways/access on an exhibit map.
- ☒ Provide for the maintenance of the common areas by a Homeowners Association.
- ☒ Provide an adequate lighting system along all walkways and provide for its maintenance by a Homeowners Association.
- ☒ Provide the standard note on the final map.
- ☐ Provide the commercial note on the final map.
- ☐ For condo conversions where building(s) are occupied/leased (Section 66427.1 of Subdivision Map Act):
 - ☐ Verification that each tenant has received written notification of the intent to convert at least 60 days prior to the filing of the tentative map.
 - ☐ Provide tenants with written notification 10 days prior to map recordation that an application for a public report will be, or has been, submitted to the Department of Real Estate, and that such report to be available on request. Submit a copy of the notarized letter to Regional Planning prior to final map approval.

- ☐ Provide tenants with 180 days notice and 90 days exclusive right to purchase. Submit a copy of the notarized letter to Regional Planning prior to final map approval.
 - ☐ Standard condominium conversion ordinance requirements.
 - ☐ Record a separate final map over the condominium project.
 - ☐
-

HOLD: Staff may not recommend approval of project as designed. Staff to review compliance with CSD, slope density analysis, documentation supporting ridgeline elimination, etc. for determination.

HOLD: Exhibit Map - Revise exhibit map to remove “unit” lines; Adjust lot lines to accommodate building pads; show pad elevations next to unit footprints; Label all manufactured slopes, open space, existing oil well sites, private driveways & fire lanes and water tank as lots; Show lot tie hooks for property on both sides of Del Valle Road; Correct Notes 12, 13, 14 and 29 to read, “to the satisfaction of DRP and DPW”; Correct Note 27 to show three (3) feet; Remove square footage from Residential Unit Area Summary tables; Create separate access for Unit Nos. 42 and 43; Show access road with hammer-head turnaround for Unit Nos. 54, 55 and 56; dimension all driveways; dimension all units for distance between buildings, frontage and lot lines.

Plan Amendment: Submit revised burden of proof; amendment exhibits separately depicting existing and proposed with acreage. Staff may not support as property topography seems inappropriate for U1-level development; need more information for determination.

CSD Amendment: Submit revised burden of proof; submit additional information including exhibits to support elimination of significant ridgeline designation on property; submit exhibit depicting location of ridgelines; provide additional information justifying redesign from Hasley Canyon area to Val Verde area.

Additional corrections may be forthcoming as reassigned staff continues with review.

NOTE Only complete submittals shall be accepted. Incomplete submittals will not be processed and will be disposed. Next submittal includes 35 folded copies of tentative map and exhibit "A" maps (with sheets stapled); one cover letter describing all changes made to the map and open space exhibit.

Library:

COMMUNITY STANDARDS DISTRICTS (CSD)

- ☒ **HOLD** **Submit conformance report to verify consistency with CSD (existing and proposed)**
- | | |
|---|--|
| <input type="checkbox"/> Section 22.44.112: East Compton | <input type="checkbox"/> Section 22.44.113: Agua Dulce |
| <input type="checkbox"/> Section 22.44.114: Walnut Park | <input type="checkbox"/> Section 22.44.118: East Los Angeles |
| <input type="checkbox"/> Section 22.44.119: Topanga Canyon | <input type="checkbox"/> Section 22.44.120: West Athens-Westmont |
| <input type="checkbox"/> Section 22.44.121: Twin Lakes | <input type="checkbox"/> Section 22.44.122: Leona Valley |
| <input type="checkbox"/> Section 22.44.123: Malibou Lake | <input type="checkbox"/> Section 22.44.125: Willowbrook |
| <input type="checkbox"/> Section 22.44.126: Acton | <input type="checkbox"/> Section 22.44.127: Altadena |
| <input type="checkbox"/> Section 22.44.130: West Rancho Dominguez-Victoria | <input type="checkbox"/> Section 22.44.131: South San Gabriel |
| <input type="checkbox"/> Section 22.44.132: Rowland Heights | <input type="checkbox"/> Section 22.44.133: Santa Monica Mtns North Area |
| <input type="checkbox"/> Section 22.44.135: East Pasadena-San Gabriel | <input type="checkbox"/> Section 22.44.136: Avocado Heights |
| <input checked="" type="checkbox"/> Section 22.44.137: <u>Castaic Area</u> | <input type="checkbox"/> Section 22.44.138: Florence-Firestone |

☒ **TOWN COUNCIL**

Contact Castaic Area Town Council, Val Verde Civic Association. Submit copies of correspondence to Regional Planning as well as minutes from meetings with various community groups.
